



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL
Date 6/8/15
Recording Secretary N. Morris

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Nicole Morris, Deputy City Recorder

DATE: 06/08/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of May 26, 2015

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of May 26, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of May 26, 2015
City Council Meeting Minutes of May 26, 2015



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR MAY 26, 2015

APPROVED BY TUALATIN CITY COUNCIL
Date 6/8/15
Recording Secretary N. Mozzie

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Frank Bubenik; Councilor Joelle Davis

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;

Present: Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Information Services Manager Lance Harris; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson; Recording Secretary Colleen Resch; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 6:05 p.m.

1. Stafford CET Grant Letter of Support.

Assistant City Manager Alice Cannon and Planning Manager Aquilla Hurd-Ravich reminded the Council at the Work Session in April, Council directed staff to develop a position statement regarding the topics of governance, infrastructure systems and density for the Stafford area. Three weeks ago, elected officials and staff from the West Linn, Wilsonville and Tualatin met and drafted a Stafford position statement. Ms. Cannon asked Council to provide feedback on the Stafford position statement. In addition, Clackamas County is requesting Construction Excise Tax (CET) funding to pursue an Infrastructure Feasibility Assessment and is requesting a letter support from the three cities. Ms. Cannon stated the purpose of the Stafford Area Preliminary Infrastructure Feasibility Assessment is to build a common understanding of the potential impacts urban growth would have on the sewer, water, storm water and transportation infrastructure in the Stafford Area. She stated the grant application is due June 1, 2015.

Councilor Truax said his concern is that planning activities will get going before the cities have discussed and vetted what they want.

Mayor Ogden agreed and said the three cities have been adamant that a transportation network is necessary within the study area but the larger condition is access to and from the area. He stated the three things that have to occur are Tualatin has to be the governing jurisdiction, the area cannot develop to Metro density and will need a variance, and the transportation infrastructure needs to connect the area to the region.

Ms. Cannon stated the Transportation System Plans for each city have certain assumptions and will need to be reviewed.

Councilor Truax said he fears that won't happen with Metro planners involved and Clackamas County's desire to develop the area.

Councilor Grimes agreed with Councilor Truax and commented on the need to participate in the process. She said she is concerned the County is the one seeking the funding from Metro for the study and reiterated the need for Tualatin to be involved.

Ms. Cannon noted the concerns and stated the staff from the three cities have been working well and showing a unified front and the County is showing a different level of respect. Council agreed that the draft position statement appropriately reflects Tualatin's position and authorized staff to submit a letter of support for Clackamas County's grant application to Metro to complete a Stafford Area Infrastructure Feasibility Assessment.

2. Industrial Site Readiness Project Overview.

Economic Development Manager Ben Bryant presented a PowerPoint on the Industrial Site Readiness Project and said this is the first of a two part series. He stated in 2012, Metro developed an inventory of the region's large industrial sites needed for high-paying manufacturing and other trade sector employers. At that time, there were 56 large sites identified for future industrial jobs. He noted there were 5 sites identified in the Tualatin planning area which included: PacTrust Koch Corporate Center, which has already partially developed, Itel Property, Tigard Sand and Gravel, Tonquin Industrial Area and Morse Brothers. He said in 2014, Tualatin partnered with Washington County and many other cities to conduct site specific analysis on the Itel and Tigard Sand & Gravel sites. He stated the analysis asked what is the value of the existing site, what is a potential development pattern, how much is the cost of infrastructure to serve site, what is the value of the land in "shovel-ready" form and is there a financial gap. With this information there will be an analysis of the public tax benefits that will accrue overtime with the development of the site. He said the Itel site is 41 acres and is located where the extension of 124th Avenue will start. He said the consultants put together a mock development pattern for the purpose of showing the constraints and infrastructure and noted this site will require a number of transportation improvements. He said the Tualatin Sand and Gravel owns over 300 acres and has identified a 72 acre site that will likely be developed first and is located where 124th Avenue will be extended. He said the constraints include the requirements in the Southwest Concept Plan and the transportation infrastructure improvements needed.

He said the next step is to determine infrastructure and site costs considering water, sewer, stormwater, transportation, wetland mitigation, slope mitigation, environmental cleanup and the public financial benefits. He said the information from the analysis will be presented to Council in July. He said the City of Sherwood is analyzing sites on the other side of 124th Avenue and staff is collaborating on connecting infrastructure and marketing the area together.

Mayor Ogden referred to market readiness and the gap and asked about timing opportunities and phasing. Mr. Bryant said the timing will be factored in when looking at the value of the land as "shovel ready". Mayor Ogden asked how long it

will take to get infrastructure to these areas and when will there be a demand. Mr. Bryant said the study includes the Itel site and Tigard Sand and Gravel because they are the most likely to develop in the future.

3. City Facilities Study Update

Deputy City Manager Sara Singer presented a PowerPoint on the City Facilities Study update. She said the City Facilities Task Force met on May 13, 2015 and there will be a public involvement report developed and presented to the Task Force and Council. She said public input is still being sought. She said a video has been developed to inform the public and encourage them to participate in the surveys. She stated the goals of the project include documenting current needs and assets, engage the community in site selection, confirm the location fits future needs, document attributes, develop cost estimates and recommend an option to the Council. She said following the recommendation from the task force further analysis will be required. She said 8 sites were identified as potential City Hall building locations and the Library is a separate alternative. She said the Task Forces has narrowed the scope to consider 4 options and she presented a video which highlights the attributes of those options.

Councilor Truax said the video does not clearly state that the Library option is a separate issue. Council provided feedback and Deputy City Manager Singer noted their concerns.

Mayor Ogden said he is concerned that the study is supposed to be 20 year look but the numbers being used are for 2025 which is a 10 year look. He is also concerned that these options do not take into consideration all of the cost such as parking and deferred maintenance. Deputy City Manager Singer said there will be more discussion on parking in the final report and noted the project goal is to see if the sites will fit and have enough space.

Deputy City Manager Singer said the Task Force will meet on June 10 to develop a recommendation to present to Council on June 22.

ADJOURNMENT

The work session adjourned at 7:05 p.m.

Sherilyn Lombos, City Manager



 / ~~Colleen Resch~~, Recording Secretary

 / Lou Ogden, Mayor